

**MINUTES  
ADJOURNED MEETING**

City Council of the Town of Colma  
City Hall, 1198 El Camino Real  
Colma, CA 94014

**August 20, 2003 - 7:30 p.m.**

**CALL TO ORDER**

Mayor Vallerga called the Regular Meeting of the City Council for the Town of Colma to order at 7:30 pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Council Present: Mayor Frossanna Vallerga, Mayor Pro Tem Ronald Maldonado, and Councilmembers Helen Fisicaro and Joseph Silva.

Absent: Councilmember Philip Lum.

Staff Present: Assistant City Manager Diane McGrath, Acting Chief of Police Bob Lotti, City Engineer Rick Mao, City Planner Malcolm Carpenter, City Attorney Roger Peters, Recreation Manager Kurt Edwards, Deputy City Planner Andrea Ouse, Supervising Engineer Ellen Ellsworth, Deputy City Clerk Anita Landis Thorsnes.

Not Present: City Manager Herb Moniz.

Absent: City Treasurer Rae Gonzalez.

**PUBLIC COMMENTS**

Open to public:

Colma resident, Larry Formalejo, represented St. Augustine's Father Eugene, with a request that the Town of Colma contribute \$2,500 to sponsor of the 8<sup>th</sup> Annual Golf Tournament and Fundraiser, all proceeds will go to build a school.

*Council deferred to City Attorney Roger Peters who suggested that the topic be researched by staff, and, if appropriate, would be brought back to Council at a later date.*

No other comments.  
Closed to public.

## **PRESENTATIONS AND PROCLAMATIONS**

1. Presentation Honoring Kathren “Kay” Koltis on the Occasion of her 80<sup>th</sup> Birthday
2. Proclamation Recognizing the Community Service of Mr. John Kolstat, California Bell Company, Through Donation & Installation of California Mission Trail Bells on El Camino Real in Colma.

## **CONSENT CALENDAR**

3. Accept Minutes of July 9, 2003 Regular City Council Meeting.
4. Approve Warrants List for July 1-31, 2003.
5. Motion to Adopt Resolution 2003-38 IN SUPPORT OF FUTURE SAN MATEO COUNTY FERRY SERVICES.
6. Motion to Adopt Resolution 2003-39 APPROVING TRAFFIC SIGNAL MAINTENANCE CONTRACT WITH REPUBLIC ELECTRIC COMPANY.
7. Motion to Approve Purchase of New Public Works Truck.
8. Motion to Adopt Resolution 2003-40 AUTHORIZING PROPERTY MANAGEMENT CONTRACT WITH HILDEBRAND PROPERTIES.
9. Motion to Adopt Ordinance 603 ESTABLISHING A FOUR-HOUR LIMITED PARKING GREEN ZONE AND A 30-MINUTE LIMITED PARKING GREEN ZONE ON PORTIONS OF MISSION ROAD – *(Second Reading)*.
10. Motion to Adopt Ordinance 605 AMENDING COLMA MUNICIPAL CODE SECTION 3.315 (B) TO ESTABLISH FEES FOR SEWER SERVICE PROVIDED THROUGH THE SOUTH SAN FRANCISCO SEWER SYSTEM – *(Second Reading)*.

Action: On motion of Helen Fisicaro to approve, seconded by Ronald Maldonado, and carried, the Council approved the Consent Calendar by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

## PUBLIC HEARINGS

11. **Consider:** Motion to Introduce Ordinance Providing for the Regulation, Licensing and Control of Animals and for Spaying and Neutering, and Regulating Animal Fanciers

Report: Acting Chief of Police Bob Lotti gave the report and recommended that the City Council adopt and amend Animal Control Ordinance that was consistent to the San Mateo County Animal Control Ordinance, except that the Colma ordinance did not provide for cat licensing.

Open to public:

Dave Hatfield, 475 D Street, commented.

Bob Simcox, 1180 El Camino Real #K, commented.

No other comments.

Closed to public.

Action: On motion of Ronald Maldonado, seconded by Joseph Silva, and carried, the Council waived reading of entire ordinance and moved to read by title only by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

The title was read by Ronald Maldonado.

Action: On motion of Joseph Silva, seconded by Ronald Maldonado, and carried, the Council Introduced Ordinance 606 AN ORDINANCE PROVIDING FOR THE REGULATION, LICENSING AND CONTROL OF ANIMALS AND FOR SPAYING AND NEUTERING, AND REGULATING ANIMAL FANCIERS by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

12. **Consider:** Motion to Adopt:

- a) Resolution Approving Negative Declaration and De Minimus Findings for a Tentative Parcel Map at 429-431 B Street
- b) Resolution Approving Tentative Parcel Map at 429-431 B Street (APN 008-125-230)

Report: City Planner Mac Carpenter gave the report and recommended that the City Council approve the Negative Declaration, make the findings set forth therein, and approve the Tentative Parcel Map retaining one existing parcel containing a 3-unit residence and subdividing an adjacent existing parcel into three new land parcels for single-family residential use at 429-431 B Street (APN 008-125-230).

Open to public:

No comments.

Closed to public.

Action: a) On motion of Helen Fisicaro to approve, seconded by Joseph Silva, and carried, the Council approved Resolution 2003-41 RESOLUTION APPROVING NEGATIVE DECLARATION AND DE MINIMUS FINDINGS FOR A TENTATIVE PARCEL MAP AT 429-431 B STREET by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

Action: b) On motion of Helen Fisicaro to approve, seconded by Joseph Silva, and carried, the Council approved Resolution 2003-42 RESOLUTION APPROVING TENTATIVE PARCEL MAP AT 429-431 B STREET (APN 008-125-230) by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

## OLD BUSINESS

13. **Consider:** Motion to Adopt Resolution Establishing Rental Policies for the Colma Senior Housing Complex.

Report: Diane McGrath, Assistant City Manager, reviewed the project's background and introduced Deputy City Planner Andrea Ouse who gave the report and recommended that the City Council make the findings set forth therein and approve a resolution approving a method to select future tenants' set monthly rental rates for the Colma Senior Housing Complex.

Melanie Hildebrand, Hildebrand Properties representative and Senior Complex Manager, was in the audience and available for questions.

Open to public.

Mr. Tealdi, Colma property owner, commented.

No other comments.

Closed to public.

Action: *The item was continued for staff to make revisions to the resolution which would reflect the Council's views.*

## NEW BUSINESS

14. **Consider:** Motion to Adopt Resolution Approving Plans and Specifications for Hillside Historical Park and Community Center, Phase 2, and Authorizing Bids

Report: City Engineer Rick Mao gave the report and recommended that the Council approve, by resolution, the design and development plans prepared by Page & Turnbull Architects and authorize staff to advertise bid for Phase II of the Hillside Historical Park and Community Center project upon completion of the final construction drawings and specifications by the architect.

Steve Stark, Page & Turnbull Architects representative, addressed Council's concerns on energy efficiency.

Open to public.

No comments.

Closed to public.

Action: On motion of Helen Fisicaro, seconded by Ronald Maldonado, and carried, the Council approved Resolution 2003-43 APPROVING PLANS AND SPECIFICATIONS FOR HILLSIDE HISTORICAL PARK AND COMMUNITY CENTER, PHASE 2, AND AUTHORIZING BIDS by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

15. **Consider:** Motion to Adopt Resolution Approving Plans and Specifications for Colma Police Station and Authorizing Bids.

Report: City Engineer Rick recommended that the City Council approve, construction plans prepared by Edward Gee Architects and authorize advertisement to bid for the New Police Station – Project No. 943.

Mr. Gates, Edward Gee Architects representative, gave the report and was available for Council's questions.

Open to public.

Dave Hatfield, 475 D Street, commented.

No other comments.

Closed to public.

Action: On motion of Helen Fisicaro, seconded by Ronald Maldonado, and carried, the Council approved Resolution 2003-44 RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR COLMA POLICE STATION AND AUTHORIZING BIDS by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

*Mayor Vallergera called for a five-minute break at 9:45 pm.*

16. **Consider:** Motion to Adopt Resolution Approving Conditional Annexation to the San Mateo County Mosquito Abatement District

Report: Assistant City Manager, Diane McGrath, gave the report and recommended that the City Council approve a resolution consenting to a conditional annexation to the San Mateo County Abatement District.

Open to Public:

No comments.

Closed to Public.

Action: On motion of Joseph Silva, seconded by Helen Fisicaro, and carried, the Council approved Resolution 2003- 45 RESOLUTION CONDITIONALLY CONSENTING TO ANNEXATION TO THE SAN MATEO COUNTY MOSQUITO ABATEMENT DISTRICT by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.					✓
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

17. **Study:** Residential Garage Standards

Report: City Planner Mac Carpenter gave the report and recommended that the City Council review the information regarding garage standards and determine whether or not staff should draft a proposal to amend the Zoning Ordinance.

*Council directed staff to bring back an ordinance to be introduced at next month's meeting.*

Open to Public:

No comments.

Closed to Public.

Action: No action taken. Study item only.

18. **Study:** Storage Shed Structures in Residential Zone

Report: City Planner Mac Carpenter gave the report and recommended that the City Council review the information regarding shed structures and determine whether or not staff should draft a proposal to amend the Zoning Ordinance.

Open to Public:

No comments.

Closed to Public.

*Action: Council directed staff to bring back a proposed ordinance with regulatory changes to the Zoning Code.*

**COUNCIL CALENDARING**

Wednesday September 10, 2003 - 7:30 pm: Regular City Council Meeting.

Wednesday October 1, 2003 - 7:00 pm: Special Meeting: Award Contract for Police Facility.

**REPORTS:**

Colma Historical Association President Pat Hatfield gave a Treasurer's Report and an update of current events.

Councilmember Joseph Silva stated that he will provide current Legislative information to the other Council members.

**ADJOURNMENT**

At 10:20 pm the meeting was Adjourned to Closed Session in Memory of:

- LYDIA KIRSCHNER, long time Colma resident;
- ROBERT BENEDETTI, former Colma business owner and Past Fire Chief;
- MAURA CONNIE FONSECA, family member of Colma residents.

**CLOSED SESSION**

19. **In Closed Session Under Government Code § 54956.6(a), CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION**

Claim Against Town: Gomez claim of illegal vehicle tow.

Report: City Attorney Roger Peters.

Action: No reportable action.



20. **In Closed Session Under Government Code § 54956.6(b), CONFERENCE WITH  
LEGAL COUNSEL - PENDING LITIGATION**  
Number of Cases: one

Action: No reportable action.

**ADJOURNMENT**

Closed Session adjourned at 10:35 pm.

Respectfully Submitted,

*Anita Landis Thorsnes*

Anita Landis Thorsnes  
Deputy City Clerk

Approved by Council September 10, 2003